

26 Greyrick Court

Mickleton

Gloucestershire, GL55 6TT

£725 Per calendar month

Unfurnished. Exclusive of Outgoings



A two bedroom mews style cottage tucked away within a quiet courtyard at the heart of the village with a conservatory, garden and allocated parking.

Entrance Lobby, Sitting Room, fitted Breakfast Kitchen, Garden Room, Two Bedrooms, Bathroom, Rear Garden, Two Parking Spaces, Double Glazing and Communal Bin Store.

CHIPPING CAMPDEN 3 Miles

MORETON-IN-MARSH 12 Miles

EVESHAM 10 Miles

STRATFORD-UPON-AVON 9 Miles

- Approximate mileage -

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THE ACCOMMODATION

Entrance Lobby

With ceramic floor tiles, wall shelf, light and a frosted window to the side.

Sitting Room

13'0" x 12'0" (3.96m x 3.66m)

With a central feature mantelpiece, beams to the ceiling, TV aerial point, wall lights, night storage heater, a window to the front with blind and staircase to the first floor.

Kitchen

13'0" x 8'6" (3.96m x 2.59m)

Fitted with timber panelled drawers and cupboards, granite effect worksurface, stainless steel sink, ceramic tiles splashback, fridge/freezer, dishwasher, washing machine, electric oven with ceramic hob, matching wall cupboard and open shelving with baskets. There is space for a table, night storage heater, slate effect floor tiles, extractor fan, a window to the rear and glazed double doors to the:

Garden Room

8'7" x 6'5" (2.62m x 1.96m)

With double glazed windows and double doors to the garden, ceramic tiled floor, a pitched timber panelled ceiling and an ornate display niche to one wall.

First Floor Landing

With access to the loft space and a built-in cupboard.

Bedroom One

9'10" x 11'6" (3.00m x 3.51m)

Having a window to the front, night storage heater, fitted wardrobes and a built-in airing cupboard with hot water tank.

Bedroom Two

6'0" x 11'5" (1.83m x 3.48m)

With a window to the rear and an electric radiator.

Bathroom

Fitted with a coloured suite of WC, pedestal washbasin and timber panelled bath with electric shower over and shower curtain. There is ceramic tiled splashback, a wall cupboard and Velux window.

Rear Garden

Laid to paving and gravelled areas with shrub borders.

Parking

For two cars is allocated within the courtyard.

GENERAL INFORMATION

Rent: £725.00

Rent will be due each month and does Not include charges for utilities. The tenant will be responsible for paying bills for electricity, water, council tax, phone line and TV licence separately and in addition to the rent.

Holding Deposit: £165.00

Equivalent to One Weeks Rent and to be paid to hold the property. This will be Returned in Full: if your offer is not accepted by the Landlord, if the Landlord withdraws the property, if the Landlord decides the references are unsatisfactory, or the Landlord does not agree to special conditions requested. If you take the tenancy, the Holding Deposit will be applied against the first months rent.

The Holding Deposit is Not Refundable: where the tenant provides false or misleading information on their application, where the tenant does not have the Right to Rent under immigration Act 2014 and the Landlord or Agent could not reasonable be expected to know prior to taking the holding deposit, if after 15 days the Tenant withdraws their offer or does not take reasonable steps to take the tenancy during the agreed 'Deadline for Agreement'.

Refundable Security Deposit: £835.00

Equivalent to Five Weeks Rent and to be held by the Landlord in a government approved Tenancy Deposit Scheme (TDS) for the duration of the tenancy against damage to the property.

Available: Immediately

Terms: 12 months assured shorthold tenancy

No Smoking

Some small pets may be considered


Services

Mains electricity, water and drainage are connected to the property. The central heating is provided by electric night storage heaters and an electric radiator.

Council Tax: Band C

Reference: C765/0121.

Energy Performance Certificate



26, Greyrick Court, Mickleton
CHIPPING CAMPDEN
GL55 6TT

Dwelling type: Mid-terrace house
Date of assessment: 10 June 2011
Date of certificate: 10 June 2011
Reference number: 0781-2870-6468-9499-4745
Type of assessment: RdSAP, existing dwelling
Total floor area: 51 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		65	69

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-30) G			
Not environmentally friendly - higher CO ₂ emissions			
		46	49

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.


The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	443 kWh/m ² per year	415 kWh/m ² per year
Carbon dioxide emissions	4.0 tonnes per year	3.7 tonnes per year
Lighting	£39 per year	£39 per year
Heating	£371 per year	£319 per year
Hot water	£112 per year	£112 per year

You could save up to £53 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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